

July 23, 1964

M E M O R A N D U M

TO: Boston Redevelopment Authority

FROM: Edward J. Logue

SUBJECT: CASTLE SQUARE

On April 2, 1964, the Authority approved Exhibit D, Land Use Provisions, Planning Objectives and Other Requirements for the Development of Castle Square. This Exhibit established a set of land use controls for the six reuse parcels in Castle Square. The purpose of this submission is to complete the requirements for Castle Square by (1) establishing controls for the two not-to-be acquired parcels - the Gilman's Drug Building and the Holy Trinity Church; (2) providing for the possibility that all or part of the Walton's property may not be demolished if an acceptable proposal is submitted which permits its retention; and (3) correcting an error in the parking controls for Parcel 1, the 221(d)(3) site.

Addendum No. 1 establishes controls on the two not-to-be acquired parcels. Both properties are in good condition, in the opinion of our design staff, the Gilman's building needing only some exterior cleaning to make it acceptable. The Gilman building is about to be purchased by a group of printers being relocated from the Waterfront Project, and therefore it is important that these controls be established at this time, so that the printing firms concerned may know what requirements they will be subject to when they take occupancy.

Addendum No. 2 provides for the possible retention of a part of the present Walton building fronting on Shawmut Avenue. Walton's would like to remain in this area and City Redevelopment Corporation, the designated developer of Parcel 3, the industrial site, has been working with them in an attempt to accommodate them on the Parcel 3 site. The portion of Walton's fronting on Shawmut Avenue is relatively new and in good condition, though some facade work will be required. The Addendum provides that the developer will have 6 months to present a feasible proposal to the Authority which permits the retention of this property and sets forth a set of requirements to control the development if the proposal should be accepted by the Authority. In such an event, the reuse price of Parcel 3 must be adjusted, and upon approval by the Authority of the attached controls, the reuse appraisers will be requested to appraise the Walton's property on the basis thereof.

Finally, we should correct an error in the parking controls for Parcel 1. These controls, found on Page 3 of Exhibit D, list a requirement of three square feet of parking space for each one square foot of commercial space. This is an obvious error since it would result in over 600 commercial parking spaces to be provided on the housing site. The commercial facilities that are to be constructed on this site are largely in the nature of shopping facilities directed to a walk-in trade. We therefore propose that the controls be revised to provide for one square foot of parking space for each one square foot of commercial space. This will result in approximately 200 car spaces and will be consistent with the parking requirements for commercial facilities to be constructed on Parcel 3, the industrial site.

An appropriate vote is attached.

- VOTED: (1) That Addenda No. 1 and No. 2, to Exhibit D, Land Use Provisions, Planning Objectives, and Other Requirements for the Development of Castle Square dated January 31, 1964, which Addenda are attached to the Development Administrator's memorandum of July 23, 1964, are hereby approved.
- (2) That said Exhibit D is hereby revised as follows:
The third sentence in the second paragraph on Page 3 shall read: "In addition to the parking for housing, one square foot of parking space shall be provided for each one square foot of commercial space."
- (3) That said Exhibit D as so changed is based on a local survey and conforms to the comprehensive plan for the locality as a whole.

ADDENDUM NUMBER 1 TO EXHIBIT D, LAND USE PROVISIONS,
PLANNING OBJECTIVES, AND OTHER REQUIREMENTS FOR THE
DEVELOPMENT OF CASTLE SQUARE

Not-to-be-Acquired Parcels

The two buildings which lie on excluded parcels, 100 Shawmut Avenue and the Holy Trinity Church building are in good structural condition, are not needed for public improvements, and are or can be made compatible with the requirements and objectives of this Exhibit D. To the extent that a building is not presently compatible therewith, agreements will be entered into between the Authority and the owner, providing for whatever work is needed to make it so compatible and subjecting the property to the continuing controls of the Plan. Where the owner of such a structure refuses to enter into such an agreement or fails to carry out the required improvements within the time provided in the agreement, the property will be subject to the eminent domain powers of the Authority.

A. 100 Shawmut Avenue

1. For the existing building:

a. Permitted Uses:

The principal use of this structure shall be light manufacturing. This use shall be in keeping with the location of this site within the heart of the City. Manufacturing processes should be restricted to those that are relatively noiseless, odorless, and smokeless. Uses may also include storage (enclosed) and distribution, retail except automobile, trailer or scrap; eating and drinking establishments; offices; related off-street parking and loading.

b. Building Requirements:

1. All visible facades of the building shall be cleaned, treated, and maintained in such a manner as to make the building compatible with the new developments in Castle Square.
2. Access for loading and parking shall be from Herald Street only and shall be done off-street.

3. Signs shall be suitably integrated with the architectural design of the structure. No sign shall project above the roof. No flashing or animated signs shall be permitted. The amount of surface for fixed signs and advertising shall be limited to eight (8) square feet per one hundred (100) square feet of front facade surface at each floor level. The size, design, location and number of signs must be specified in all rehabilitation proposals and approved by the Authority.
 4. Existing parking and loading facilities must be maintained for this purpose. This area must be adequately lighted at night for purposes of safety. However, no lights shall glare into traffic on the abutting streets or into the housing areas in Castle Square.
 5. Any changes to the existing structure, affecting the exterior of the structure, shall be subject to design review and approval of the Boston Redevelopment Authority.
 6. All open areas shall be attractively landscaped, and all parking and loading areas shall be screened from the street and from adjacent Church property by appropriate foliage or suitable walls. Parking for visitors to the Holy Trinity Church shall be permitted at times when such facilities are not otherwise in use.
2. If the existing structure should be destroyed or demolished, the following controls shall apply:
- a. Permitted Uses:

Light manufacturing, storage (enclosed) and distributive uses, retail except automobile, trailer or scrap, eating and drinking establishments; places of entertainment; offices; related off-street parking and loading.
 - b. Building Requirements:

The controls and objectives for Parcel 3, set forth in Exhibit D, shall apply.

B. Holy Trinity Church

1. For the existing building:

a. Permitted Uses:

This parcel shall be devoted to institutional uses.

b. Building Requirements:

The existing Church building shall be maintained in good condition.

2. If the existing structure should be destroyed or demolished, the following controls shall apply:

a. The religious facilities now existing may be rebuilt in a manner acceptable to the Boston Redevelopment Authority after design review.

b. If alternative "a" should prove undesirable or unfeasible, the affected parcels shall become subject to the same controls as is Parcel 3 in Exhibit D. However, if Parcels 4 and 5 have already been developed, the land shall be used in such a way as to be compatible with the uses on Parcels 4 and 5. This may include institutional or residential use. Any new building on this site shall be subject to design review and approval by the Boston Redevelopment Authority.

ADDENDUM NUMBER 2 TO EXHIBIT D, LAND USE PROVISIONS,
PLANNING OBJECTIVES, AND OTHER REQUIREMENTS FOR THE
DEVELOPMENT OF CASTLE SQUARE

Special Condition Under Which Property Designated
For Demolition May Not be Demolished

1083 Washington Street, a portion of Parcel 3, is presently designated for demolition by the Boston Redevelopment Authority. However, if within 6 months after approval by the Authority of this Addendum Number 2, the developer of Parcel 3 presents a feasible proposal for the development of Parcel 3 which contemplates the retention of the portion of this property which fronts on Shawmut Avenue, which is approved by the Authority, said portion shall not be demolished. In such event, the following controls shall apply:

a. Permitted Uses

Shall be the same as those permitted throughout the remainder of Parcel 3.

b. Building Requirements

1. All visible facades of the building shall be treated and maintained in such a manner as to make it compatible with the new developments in Castle Square. The Shawmut Avenue facade of the existing structure shall be given extensive treatment in order to make it clean, and uniform in design with adjacent new construction. This may be satisfied by pointing and cleaning existing brick or by screening the entire facade with a curtain wall. Other walls of the structure are to be harmonious, in either case.
2. Access for loading and parking shall be from Washington Street only.
3. Parking and loading facilities shall be expanded to meet adequately the needs of the occupant. Enough space off-street must be allotted in order that the company's fleet of trucks will not have to park on either Washington Street or Shawmut Avenue. All open areas shall be screened with foliage or walls to block views from the street. On Shawmut Avenue, this screen must be integrated with the facade of the structure on Shawmut Avenue.

4. Signs shall be restricted to non-flashing and non-animated types, identifying only the establishment and nature of its products. All signs must be suitably integrated with the architectural design of the structure which they identify. No sign shall project above the roof of the structure on which it is mounted. No sign shall project beyond the face of the building more than 24 inches. Sign surface shall be limited to eight (8) square feet per one hundred (100) square feet of front facade surface of the first two floors in that occupancy of the structure. The size, design, location, and number of signs must be specified in all Redevelopment proposals and approved by the Authority.
5. Parking and loading areas shall be adequately lighted at night for purposes of safety. However, no lights shall glare into traffic on the abutting streets or into the housing areas in Castle Square. All fixtures shall be subject to design review and approval by the Authority.
6. Existing roofs shall be cleared of debris and maintained in an attractive way, since they can be viewed from the proposed housing.
7. Any changes in the existing structure, either required above or proposed by the owner or developer, shall be subject to design review and approval of the Boston Redevelopment Authority.